112.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	704,500 / 704,500
					USE VALUE:	704,500 / 704,500
					ASSESSED:	704,500 / 704,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEVES MANUEL C & JUDITE C	
Owner 2:		
Owner 3:		
Street 1:	55 THESDA ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,944 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1972, having primarily Wood Shingle Exterior and 2053 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7944.000	242,900	800	460,800	704,500
Total Card	0.182	242,900	800	460,800	704,500
Total Parcel	0.182	242,900	800	460,800	704,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.17 | /Parcel: 343.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 71264

GIS Ref

GIS Ref

Insp Date 10/10/18

!8697!

PREVIOUS ASSESSMENT

Parcel ID 112.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,900	800	7,944.	460,800	704,500	704,500	Year End Roll	12/18/2019
2019	101	FV	217,700	900	7,944.	454,200	672,800	672,800	Year End Roll	1/3/2019
2018	101	FV	229,200	1100	7,944.	348,900	579,200	579,200	Year End Roll	12/20/2017
2017	101	FV	229,200	1100	7,944.	329,200	559,500	559,500	Year End Roll	1/3/2017
2016	101	FV	229,200	1100	7,944.	302,800	533,100	533,100	Year End	1/4/2016
2015	101	FV	219,400	1100	7,944.	283,100	503,600	503,600	Year End Roll	12/11/2014
2014	101	FV	219,400	1100	7,944.	260,700	481,200	481,200	Year End Roll	12/16/2013
2013	101	FV	219,400	1100	7,944.	260,700	481,200	481,200		12/13/2012

PRINT

Date	Time
12/10/20	23:14:38

LAST REV

Date	Time
12/09/19	15:38:28

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8697

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19146-292		6/1/1988		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	71264
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2010	2147	Re-Roof	5,250					
6/23/1994	299	Manual	3,200					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Inspected	BS	Barbara S
9/19/2018	MEAS&NOTICE	CC	Chris C
11/21/2008	Meas/Inspect	345	PATRIOT
3/10/2000	Inspected	276	PATRIOT
2/7/2000	Measured	264	PATRIOT
9/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7944		Sq. Ft.	Site		0	70.	0.83	6									460,823						460,800	

Total AC/HA: 0.18237 | Total SF/SM: 7944 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 460,823 | Spl Credit | Total: 460,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	beige		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		28.7	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	85221
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340614
Depreciation:	97756
Depreciated Total:	242858

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

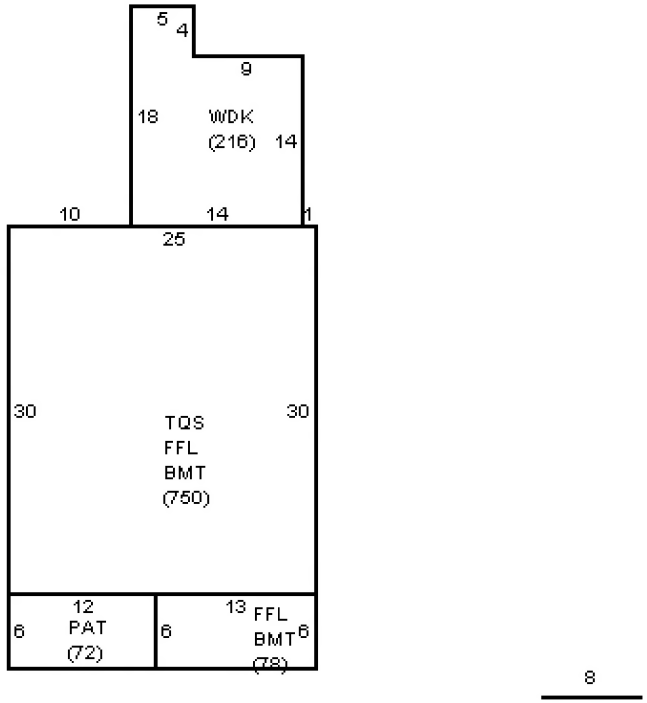
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.32
Special Features:	0	Val/Su Net:	96.89
Final Total:	242900	Val/Su SzAd	174.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	828	69.540	57,581
FFL	First Floor	828	140.320	116,184
TQS	3/4 Story	563	140.320	78,929
WDK	Deck	216	10.520	2,273
PAT	Patio	72	5.940	428
Net Sketched Area:		2,507	Total:	255,395
Size Ad	1390.5	Gross Are	2694	FinArea 2053

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

112.0-0005-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X18	A	AV	2005	3.74	T	11.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800